

# Mediterrania

May 22, 2011

Mediterrania Homeowners Association

RPV Planning Commission

Subject: Proposed Changes to General Plan Land Use Map: Area W

Chairman and Planning Commissioners:

Several affected homeowners in our neighborhood contacted the Mediterrania Homeowners Association regarding a public notice they received about "Proposal Changes to the General Plan Land Use Map: Area W. The notice was reviewed at our May board meeting and we agreed that 1) the map that was provided in that notice was illegible and 2) the description of the action that was to be taken was unclear. Questions were directed to the planning department last week with a general reply from the director of behalf of his staff who were out on Friday.

While we are thankful that a better map has been provided in the staff report for next Tuesday's agenda, we note that the "H" (hazard) designation cuts through approximately 30 properties in our Homeowners Association. For this reason, we believe that this item should be continued (and re-noticed to the public) in order to provide complete and accurate information to those directly affected by this proposed change for the following two issues:

1. *The notice fails to define "OSP," or "e.":* The existing 1975 Land Use Map uses "R" (residential) and "H" (hazard), and the Proposed Land uses Map "R", "H", "OSP", and "e." (The zoning map in the staff report uses "rs-1", "oh", and "i".)
2. *The notice did not include a legible map.* For example, "H" in the Proposed Land Use Map is not legible and major roadways are not labeled. (see page 2)

In addition, we have a few questions and comments:

Could city staff provide the rationale for concluding that the zoning map takes precedence over the General Plan Land Use Map? For example, isn't the city zoning supposed to be consistent with the General Plan? Was the General Plan Land Use Map intended to be "parcel specific?" If so, the only way the General Plan Land Use Map could change is through a General Plan Exception Permit. Could the city staff provide a list of these exception permits and show how the General Plan Land Use Map was modified to reflect these?

The irony is that this change (in area W) effectively removes "H" from the properties below and replaces it with "R" while imposing "H" on selected properties above, many of which were already built before 1975. Although staff believes that "there will be no impacts to the use of the property as a result of these changes," our city homeowners deserve an "accurate and complete" public notice in advance of a hearing on this matter. In conclusion, we respectfully ask for a continuance on this matter and thank for your time and service to our city.

Sincerely,

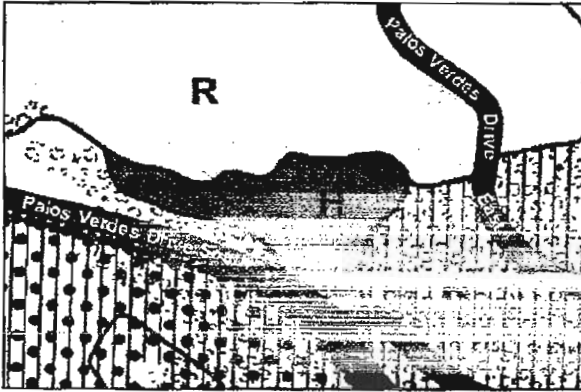


Craig Mueller, President Mediterrania Homeowner's Association

# Mediterrania

Public Hearing Notice  
May 2, 2011

Existing 1975 Land Use Map – “Area W”



Proposed Land Use Map – “Area W”

